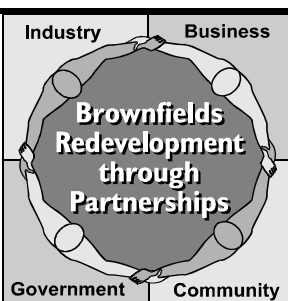


<p style="text-align: center;">Ogdensburg, New York Brownfields Assessment Demonstration Pilot</p> <p>U.S. EPA, Region 2 290 Broadway New York, New York</p> <p style="text-align: right;">April 2002</p>	
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Program Information

The EPA Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is an abandoned, idled, or under-used industrial or commercial facility where expansion or redevelopment is complicated by real or perceived contamination. Since 1995, EPA has funded more than 300 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, enabling localities to clarify environmental contamination issues in order to facilitate redevelopment. Pilot funds are for site assessment, reuse planning and related community involvement. EPA Region 2 provides direct support to the States, Tribes, counties, municipalities, and communities of New York, New Jersey, Puerto Rico and the US Virgin Islands as they continue to seek new methods to promote site assessment, environmental cleanup, and redevelopment.

I. Overview

In May 1998, the U.S. Environmental Protection Agency (EPA) selected Ogdensburg, New York as a Brownfields Assessment Demonstration Pilot. The City of Ogdensburg is located on the St. Lawrence and Oswegatchie Rivers in St. Lawrence County in northern New York, and encompasses approximately eight square miles. Ogdensburg's strategic location on two navigable rivers stimulated its industrial development in the early 19th century. Industries included lumbering, paper production, boat building, and merchant and custom milling. For over a century, the City supported a large manufacturing base and had a population of up to 20,000 residents.

Consistent with state and national economic trends, many of these industries experienced significant declines over the years, and subsequently closed in the mid-1900s. Thousands of jobs were lost and, according to the 2000 census, the city's population declined to 12,364. Today St. Lawrence County's unemployment and poverty levels are among the highest in New York State.

Four former industrial waterfront sites have been chosen for the Pilot for redevelopment. These four sites were abandoned decades ago and are suspected of being contaminated. The suspected contamination at these sites, despite their riverfront locations, has hindered their redevelopment. It is hoped that the assessment and cleanup of these sites, spurred by the EPA Pilot funding, will stimulate new interest in the sites and the eventual redevelopment and reuse of the St. Lawrence River waterfront properties.

II. Brownfields Pilot Progress

Implementation Strategy

The brownfields program is being managed by the City of Ogdensburg Department of Planning and Development. The City of Ogdensburg has entered into a cooperative relationship with several State, County and City agencies to leverage available resources and funding. The City

hopes to develop Voluntary Cleanup Agreements at targeted sites. Economic redevelopment plans will be developed for each site.

Community Involvement

The City plans to work with a variety of community groups during the preparation of redevelopment plans for the selected sites. These community groups include a not-for-profit corporation that hopes to build a replica of the French fort and mission (LaPresentation), the original settlement of Ogdensburg, on the Lighthouse Point Site. The City will also work with the Ogdensburg Minor Hockey Club, the Ogdensburg Figure Skating Club, and other organizations, when it implements the building of a civic center at the Municipal Arena Site.

Additionally, neighborhood organizations will be consulted when the City begins its assessment and eventual demolition of the former Diamond International Paper Mill Site. This communication will ensure that public health is well-protected and that any questions concerning the demolition are addressed. The City will also work with the local Kiwanis Club on the joint assessment and cleanup of the former Augsbury Tank Farm Site. This Site will be redeveloped into athletic fields.

General public hearings regarding the progress and status of the Pilot will be held at regular intervals throughout the Pilot program.

III. Brownfields Site Activities

Site Inventory

The City will assess and catalog sites that have known or suspected contamination with the use of historic information and current environmental data when available. The City's inventory currently includes twelve sites.

Site Selection

Using the assessment information, sites will be selected based on the extent of environmental contamination and the site's potential for redevelopment. Sites scoring high in both categories will be targeted for cleanup and redevelopment.

The City has selected four sites for site assessment and reuse planning. Please refer to the individual site profiles for more information on these sites.

Site Assessment and Reuse Planning

The proposed reuse of a site will dictate the level of testing and cleanup at each of the Pilot sites. Reuse planning will be based largely on City staff's knowledge of past and present business prospects for each site and planned projects that will encourage reuse by the general public.

IV. Measures of Success

Properties Estimated in Brownfields Pilot Area: 12

For the entire Pilot area, the number of properties/parcels which have been identified by the pilot as brownfields. The Pilot area includes the entire jurisdiction of the Pilot (e.g., the entire

City of Chicago or the State of Minnesota), not just the specific area(s) that the Pilot has defined as target areas.

Properties Reported to be Contained in Pilot Inventories: 12

For the entire Pilot area, the number of properties/parcels which have been included in an inventory of brownfields properties/parcels. Types of brownfields inventories include: lists, spreadsheets, and databases (geographic information systems or other forms). These inventories may include lists such as a foreclosure list of abandoned industrial sites; a state list of no-further action sites, etc.

Properties Reported to be Targeted by Pilot: 4

For the entire Pilot area, the number of brownfields properties/parcels the Pilot reports it is “targeting”, or at which the Pilot says it will conduct, is conducting, or has conducted activities such as assessment, cleanup planning, facilitation of redevelopment, community outreach, etc.

V. Non-Site Specific Funding Leveraged

Funding that has been leveraged under the Pilot program, but cannot be attributed to any one site.

A. Non-Site Specific Funding Leveraged for Assessment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

B. Non-Site Specific Funding Leveraged for Remedial Plan

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding:

C. Non-Site Specific Funding Leveraged for Cleanup

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☐ State ☐ Other Federal

Amount Funded: \$_____

Additional information concerning funding: Funding leveraged from U.S. EPA Removal Funding.

D. Non-Site Specific Funding Leveraged for Redevelopment

Funded by: ☐ Local (City) ☐ Local (County) ☐ Private ☒ State ☐ Other Federal

Amount Funded: \$100,000

Additional information concerning funding: Funding was leveraged for a comprehensive waterfront redevelopment plan that included a study of the four targeted brownfields sites.

VI. Current Activities

At the Former Diamond International Site asbestos abatement and building demolition was completed. Activities at this site will now move towards identifying the hazards that remain in subsurface pits and clarifiers and subsurface soils and groundwater. At the Municipal Arena Site, the subsurface site investigation and remediation, and the Exposure Evaluation and Pot-Remedial Monitoring Report was completed.

The remaining funds in the Pilot will be focused on the Lighthouse Point Site. Activities will include soil and groundwater sampling to ascertain the extent of the contamination and to develop a remedial plan for this site.

VII. Contact Information

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